

2023-001675

Klamath County, Oregon

03/13/2023 09:03:01 AM

Fee: \$87.00

After recording, please send to:

Ralph Brown Jr.  
PO Box 462  
Keno, OR 97627

\* Please also send tax statements to above address.

SITUS: 15435 Fern Ave., Keno, OR 97327

15440 Fern Ave., Keno, OR 97627

11009 Park Ave., Keno, OR 97627

**PERSONAL REPRESENTATIVE'S DEED**

Ralph Brown Jr., Personal Representative of the Estate of Carolyn E. Brown, deceased, Klamath County Circuit Court Case No. 22PB01769, Grantor, hereby grants, bargains, sells, and conveys 1/3 equal interest to Cheryl Brown, Kim Noble and Ralph Brown Jr., Grantees the real property and improvements located in Klamath County, Oregon that is legally described as follows:

See Exhibit A.

To Have and to Hold the same unto grantee, and grantee's heirs, successors-in-interest and assigns forever. The true actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

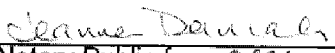
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, grantors have executed this instrument; any signature on behalf of a business or other entity is made with the authority of that entity.

  
Ralph Brown Jr, Grantor

State of Oregon }  
County of Klamath }

The above-mentioned person, **Ralph Brown Jr.**, appeared before me and acknowledged that he executed the above instrument. Affirmed before me on March 11, 2023.

  
Notary Public for Oregon  
My Commission Expires: November 01, 2026

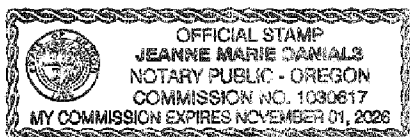


Exhibit A

**15435 Fern Ave., Keno, OR 97327**

*Lot Six (6) in Block Four (4) DOTEN in Klamath County, Oregon, according to the duly recorded plat thereof.*

**15440 Fern Ave., Keno, OR 97627**

*Lot Ten (10) of Block Five (5) of the Town of Doten, Klamath County, OR.*

**11009 Park Ave., Keno, OR 97627**

*Lot Thirteen (13) in Block Six (6) in the Town of Doten, with the improvements thereon, which said lot is shown on the plat of Doten, filed and recorded in the office of the clerk of Klamath County, Oregon.*